

5196 N Whitworth Crescent, Delta

\$2,599,000



RARE FIND! Located on sought after Whitworth Crescent, this 13,329 sq ft corner lot features a duplex rancher. One side boasts 1,340 sq ft, 3 beds, 2 baths, a yard and a 200 sq ft detached shed. While the other has 1,030 sq ft, 2 beds, 1 bath, a yard and a garage. This property provides endless options: live on one side, rent the other, invest or explore Delta's new development regulations. A development could consist of a subdivision and as many as four half duplexes of approximately 1,500 sq ft each and four garden suites of 452 sq ft each (confirm with the City of Delta). There are schematic subdivision plans by an experienced Delta architect available. Located near Ladner Elementary and Delta Secondary, Cromie Park, and Tsawwassen Mills. Don't miss out on this versatile opportunity!

KEY INFORMATION

MLS® R2932546

Residential Detached

Ladner Elementary

4 Bedrooms

3 Bathrooms

2,235 SF

13,239 SF Lot

FEATURES

Year Built: 1959

Listed By: Engel & Volkers Vancouver



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